

IN RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE - SW/S Quaker Bottom Road, 100' E of the c/l of the Baltimore/Harrisburg Expwy. (I-83) (401 Quaker Bottom Road) 8th Election District 3rd Councilmanic District • BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY • Case No. 94-83-SPHA • Michael A. Greaver, et ux • Petitioners

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Hearing and Variance for the property known as 401 Quaker Bottom Road in the Quaker Hills subdivision of northern Baltimore County. The Petitions were filed by the owners of the subject property, Michael A. and Regina M. Greaver. Within the Petition for Special Hearing, approval is sought for an in-law apartment on the subject property, zoned R.C. 5, and to amend the final development plan of Quaker Hills, Section 1, accordingly. Within the Petition for Variance, the Petitioners request relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit lot line setbacks of 43' and 48'6" in lieu of the required 50 feet for a proposed addition. The relief requested is more particularly described on Petitioner's Exhibit 1, the plat which accompanied the Petitions filed.

Appearing at the public hearing held for this case was Michael A. Greaver, property owner. He was not represented by Counsel. Appearing in opposition to the request was Kenneth T. Bosley, who resides in the vicinity of the subject property, and his son, K. Webster Bosley.

Testimony indicated that the subject property, known as 401 Quaker Bottom Road, consists of 4.476 acres, more or less, zoned R.C. 5 and is improved with a single family dwelling. Said property is also known as

lot 1 of Quaker Hills, which was once part of a large farm and has since been subdivided for residential development. The western portion of lot 1 abuts Interstate 81, the Baltimore-Harrisburg Expressway. Vehicular access to the site is from Quaker Bottom Road, which eventually intersects York Road, not far from the property. Presently, Mr. Greaver and his family reside in the dwelling which was constructed on the property approximately 6 years ago. Mr. Greaver is the original owner. The Petitioners are desirous of constructing a 40' x 21'4" one-story addition on the east side of the existing dwelling to provide living quarters for Mrs. Greaver's parents and her grandmother. The proposed addition will consist of approximately 840 sq.ft. and contain two bedrooms, a bathroom, living room and kitchen area. There will also be a basement level which will be used for storage purposes and to house the HVAC system. There will be no access from the proposed addition to the existing dwelling. Mr. Greaver noted that his in-laws presently reside in Essex and that they are in their 60's and semi-retired. Mrs. Greaver's grandmother is in her 90's and not in good health. Mr. Greaver believes that the proposed addition is appropriate so as to provide he and his wife with an opportunity to care for her family as the need arises. In his view, construction of the proposed addition will not be detrimental to the property or surrounding locale. Thus, he requests approval of the Petition for Special Hearing so as to permit the apartment use.

As to the variances, they are necessary due to the proposed location of the addition. The addition will be 48'6" from the property line on the east side and 43' from the rear property line. These appear to be minor variances from the 50' requirement. Mr. Greaver testified that the addition must be placed on that wing of the dwelling where proposed so as

to preserve the architectural integrity of the house. Moreover, the placement of the septic system and natural topography of the site mandate placement of the addition where proposed.

As to Mr. Bosley, he does not object to the variances; however, he is concerned over an increase in density in this rural residential area.

As noted at the hearing, the proposed occupants of the in-law apartment are all family. They are all related by blood and/or marriage. Construction of the proposed addition does not change the use of this property into a multi-family dwelling.

Based on the testimony and evidence presented, I am persuaded that the Petition for Special Hearing should be granted. The evidence is clear that the proposed addition will not be detrimental to the health, safety or general welfare of the surrounding community. Moreover, I am convinced that the proposed in-law apartment will not change the residential/rural character of this neighborhood and community. However, as is the case in many similar requests, I shall impose restrictions on my approval to limit the future use of this property and safeguard the community. That is, the proposed apartment use shall be limited to the occupants identified herein. It is my intent that the apartment be utilized strictly as an in-law use and not as a public rental unit. Moreover, upon the death or relocation of the last of the occupants, the right to use and maintain the apartment as such shall be forfeited. At that time, the kitchen facilities shall be removed and interior access to the main dwelling provided. Moreover, these restrictions shall be incorporated in a deed to be recorded among the land records of Baltimore County so that potential owners are aware of the nature of the relief granted herein.

As to the variances requested, I am likewise persuaded that they should be granted. Section 502.2 of the B.C.Z.R. provides that minor variances may be granted upon the showing that the restrictions are either practical difficulty of compliance or that the proposed use is a more appropriate use than the existing use. I am persuaded that the variances requested are justified upon the above-stated testimony that the proposed addition will not burden. Moreover, the granting of the variances requested will be consistent with the spirit and intent of the B.C.Z.R. and will not be detrimental to the surrounding hearing.

Pursuant to the advertisement, posting of the property and notice of hearing on these Petitions, held, and for the reasons stated above, the special hearing and variance relief sought should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 14th day of October, 1993, that the Petition for Special Hearing requesting approval of an in-law apartment on the subject property, zoned R.C. 5, and to amend the final development plan of Quaker Hills, Section 1, accordingly, for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance requesting relief from Section 1A04.3.B.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit lot line setbacks of 43' and 48'6" in lieu of the required 50 feet for a proposed addition, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their Building permit, and be granted same upon receipt of their permit; however, Petitioners are hereby made aware that, proceeding at this time in at their own risk, and within time as the 30-day statute prescribes, that this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) Pursuant to Section 502.2 of the B.C.Z.R., a new deed incorporating a reference to this case and the

ORDER RECEIVED FOR FILING  
Date 10/28/93  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/28/93  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/28/93  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 10/28/93  
By [Signature]

restrictions and conditions set forth herein shall be recorded among the Land Records of Baltimore County within sixty (60) days of the date of this Order. A copy of the newly recorded deed shall be forwarded to the Zoning Administration Office for inclusion in the case file, prior to the issuance of any occupancy permits.

3) The relief granted herein is limited to an in-law apartment for the occupants identified within this Order. Upon the death or relocation of the last of the three occupants of the in-law apartment, the kitchen facilities shall be removed from the addition and access provided to the main dwelling. At no time shall the subject apartment be utilized as a public rental unit.

4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING  
Date 10/28/93  
By [Signature]

Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

October 15, 1993

(410) 887-4386

Mr. & Mrs. Michael A. Greaver  
401 Quaker Bottom Road  
Sparks, Maryland 21152

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE  
SW/S Quaker Bottom Road, 100' E of the c/l of the Baltimore/Harrisburg Expressway (I-83)  
(401 Quaker Bottom Road)  
8th Election District - 3rd Councilmanic District  
Michael A. Greaver, et ux - Petitioners  
Case No. 94-83-SPHA

Dear Mr. & Mrs. Greaver:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. Kenneth T. Bosley  
P.O. Box 585, Sparks, Md. 21152

Mr. K. Webster Bosley  
P.O. Box 527, Pine Valley, Ca. 91962

People's Counsel

file



Petition for Special Hearing  
to the Zoning Commissioner of Baltimore County

for the property located at 401 Quaker Bottom Rd. #1 which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County to determine whether or not the Zoning Commissioner should approve

an in-law apartment in the R.C. 5 zone, and amend the Final Development Plan of Quaker Hills, Section I.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase Lease  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
ESTIMATED LENGTH OF HEARING  
the following date: 10/28/93 Next Two Months  
ALL OTHERS  
RECEIVED BY: [Signature] DATE: 10/28/93

ORDER RECEIVED FOR FILING  
Date 10/28/93  
By [Signature]



Petition for Variance  
to the Zoning Commissioner of Baltimore County

for the property located at 401 Quaker Bottom Rd. #1 which is presently zoned R.C. 5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1A04.3.B.3 of the Zoning Regulations of Baltimore County to permit lot line setbacks of 43' and 48'6" in lieu of 50'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons (indicate hardship or practical difficulty):

1. The petitioners are the legal owners of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof. The petitioners are hereby made aware that, proceeding at this time in at their own risk, and within time as the 30-day statute prescribes, that this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchase Lease  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
Attorney for Petitioner  
(Type or Print Name)  
Signature  
Address  
City State Zip Code  
ESTIMATED LENGTH OF HEARING  
the following date: 10/28/93 Next Two Months  
ALL OTHERS  
RECEIVED BY: [Signature] DATE: 10/28/93

ORDER RECEIVED FOR FILING  
Date 10/28/93  
By [Signature]

74-83-SPHA  
Beginning on the southwest side of Quaker Bottom Road, fifty feet wide, at the distance of 100 feet east of the centerline of the Baltimore-Harrisburg Expressway. Being lot 1 of the Quaker Hills Subdivision, Plat Book 46, Folio 140, containing 4.476 acres. Also known as 401 Quaker Bottom Road, in the 8th Election District.

**CERTIFICATE OF POSTING**  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 7th Date of Posting: 9/1/93  
Posted for: Michael A. Greaver & Regina M. Greaver  
Petitioner: Michael A. Greaver & Regina M. Greaver  
Location of property: 401 Quaker Bottom Road, Sparks, MD 21152  
Location of Sign: 401 Quaker Bottom Road, Sparks, MD 21152  
Remarks: *See above*  
Posted by: *Michael A. Greaver* Date of return: 9/1/93  
Number of Signs: 2

**receipt**  
74-83-SPHA  
Account: R 001 6150  
Number: Item # 86  
Taken In By: *mtl*

Michael A. Greaver  
401 Quaker Bottom Rd.  
010 - Box 100 - \$50.00  
030 - Box 100 - \$50.00  
050 - 2 Signs - \$70.00  
\$170.00

Please Make Checks Payable To: Baltimore County  
CASHIER VALIDATION

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204

**NOTICE OF HEARING**  
The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, on Wednesday, October 6, 1993 at 2:00 p.m. in Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case #94-83-SPHA (Item 86)  
401 Quaker Bottom Road, E/S Baltimore-Harrisburg Expressway  
8th Election District - 3rd Councilmanic  
Petitioner(s): Michael A. Greaver and Regina M. Greaver  
Hearing Wednesday, October 6, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse

Special Hearing to approve an in-law apartment and amend the Final Development Plan of Quaker Hills, Section I, Variance to permit lot line setbacks of 43 feet and 46 feet, 6 inches in lieu of 50 feet.

NOTES: (1) Hearings are handicapped accessible. For special accommodations please call 887-3353.  
(2) For information concerning the file and/or hearing, please call 887-3391.

Lawrence E. Schmitt  
Zoning Commissioner for Baltimore County

**CERTIFICATE OF PUBLICATION**  
TOWSON, MD. Sept. 2, 1993  
THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 2, 1993

THE JEFFERSONIAN,  
A. Henrichson  
LEGAL AD. - TOWSON  
Hildreth

For newspaper advertisements:  
Item No. 86  
Petitioner: Michael A. Greaver  
Location: 401 Quaker Bottom Rd.  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: Michael A. Greaver  
ADDRESS: 401 Quaker Bottom Rd.  
Sparks, MD 21152  
PHONE NUMBER: 771-4616

Attest:  
(Revised 04/29/93)

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THE JEFFERSONIAN,  
A. Henrichson  
LEGAL AD. - TOWSON  
Hildreth

TO: PUTNAM PUBLISHING COMPANY  
September 2, 1993 Issue - Jeffersonian  
Please forward billing to:  
Michael A. Greaver  
401 Quaker Bottom Road  
Sparks, Maryland 21152  
410-771-4616

**COPY**

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 94-83-SPHA (Item 86)  
401 Quaker Bottom Road  
Corner SW/S Quaker Bottom Road, E/S Baltimore-Harrisburg Expressway  
8th Election District - 3rd Councilmanic  
Petitioner(s): Michael A. Greaver and Regina M. Greaver  
HEARING: WEDNESDAY, OCTOBER 6, 1993 at 2:00 p.m. in Rm. 118, Old Courthouse.

Special Hearing to approve an in-law apartment and amend the Final Development Plan of Quaker Hills, Section I, Variance to permit lot line setbacks of 43 feet and 46 feet, 6 inches in lieu of 50 feet.

LAWRENCE E. SCHMITT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353

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Petitioner(s): Michael A. Greaver and Regina M. Greaver  
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Special Hearing to approve an in-law apartment and amend the Final Development Plan of Quaker Hills, Section I, Variance to permit lot line setbacks of 43 feet and 46 feet, 6 inches in lieu of 50 feet.

*Carl Jahn*  
Arnold Jahn  
Director

cc: Michael A. Greaver

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
111 West Chesapeake Avenue  
Towson, MD 21204  
(410) 887-3353

September 27, 1993

Mr. and Mrs. Michael A. Greaver  
401 Quaker Bottom Road #1  
Sparks, Maryland 21152

RE: Case No. 94-83-SPHA, Item No. 86  
Petitioner: Michael A. Greaver, et ux  
Petition for Special Hearing

Dear Mr. and Mrs. Greaver:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 20, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.

**Maryland Department of Transportation**  
State Highway Administration  
C. James Lightizer  
Secretary  
Ma. Kassoff  
Administrator

Re: Baltimore County  
Item No. 94-83-SPHA

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,  
*Bob Small*  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_  
Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 365-9451 D.C. Metro - 1-800-482-3093 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21201 0717

BALTIMORE COUNTY, MARYLAND  
OFFICE OF PLANNING  
INTER-OFFICE CORRESPONDENCE

DATE: August 30, 1993

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #86, Greaver Property  
401 Quaker Bottom Road  
Zoning Advisory Committee Meeting of August 30, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

An additional absorption trench will be required for the septic system if the proposed addition is approved.

Applicant may contact Thomas Ernst of Ground Water Management at 887-2762 for more information.

JLP:sp  
GREAVR/DEPRM/TXTSP

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

September 8, 1993

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #86, Greaver Property  
401 Quaker Bottom Road  
Zoning Advisory Committee Meeting of August 30, 1993

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Applicant may contact Thomas Ernst of Ground Water Management at 887-2762 for more information.

JLP:sp  
GREAVR/DEPRM/TXTSP

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME: Ka Webster Bosley  
ADDRESS: P.O. Box 9257  
Pine Valley, CA 91463  
1-800-497-0967  
Box 585  
SPARKS, MD - 21152

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME: Michael J. Greaver  
ADDRESS: 401 Quaker Bottom Rd  
Sparks, MD - 21152

Plat to accompany Petition for Zoning ☒ Variance ☒ Special Hearing

PROPERTY ADDRESS: 401 Quaker Bottom Road

Subdivision name: Quaker Hills

plat book # 76, folio # 150, lot # 1, section # NW

OWNER: MICHAEL J. GREAVR

Lot 2  
Lot 1  
4.476 Ac

94-83-SPHA

North  
date: 8/26/93  
prepared by: MAC

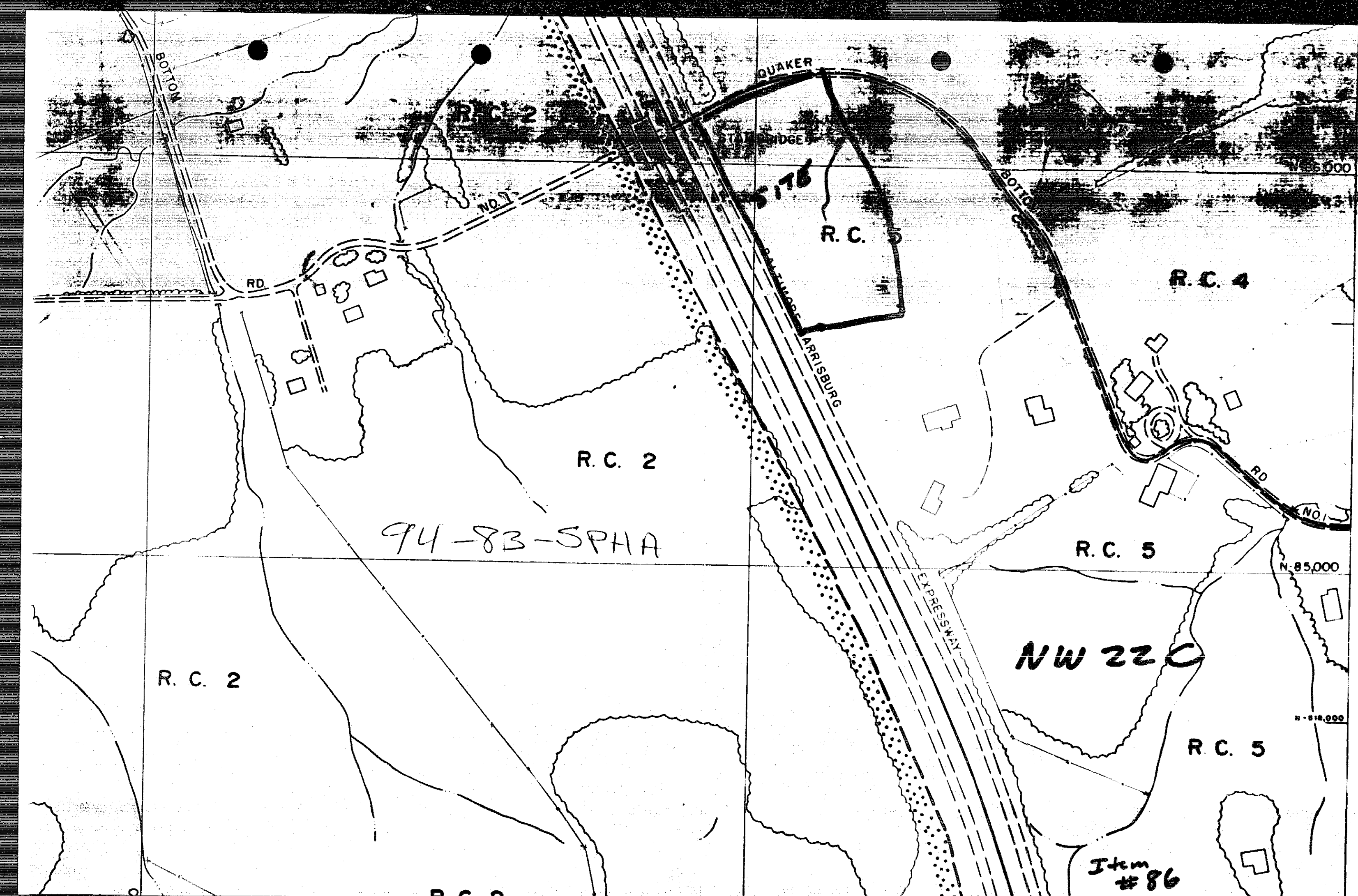
Scale of Drawing: 1"=100'

LOCATION INFORMATION

Election District: 8  
Councilmanic District: 3  
1"=200' scale map: NW 22C  
Zoning: RC5  
Lot size: 4.476 acreage square feet

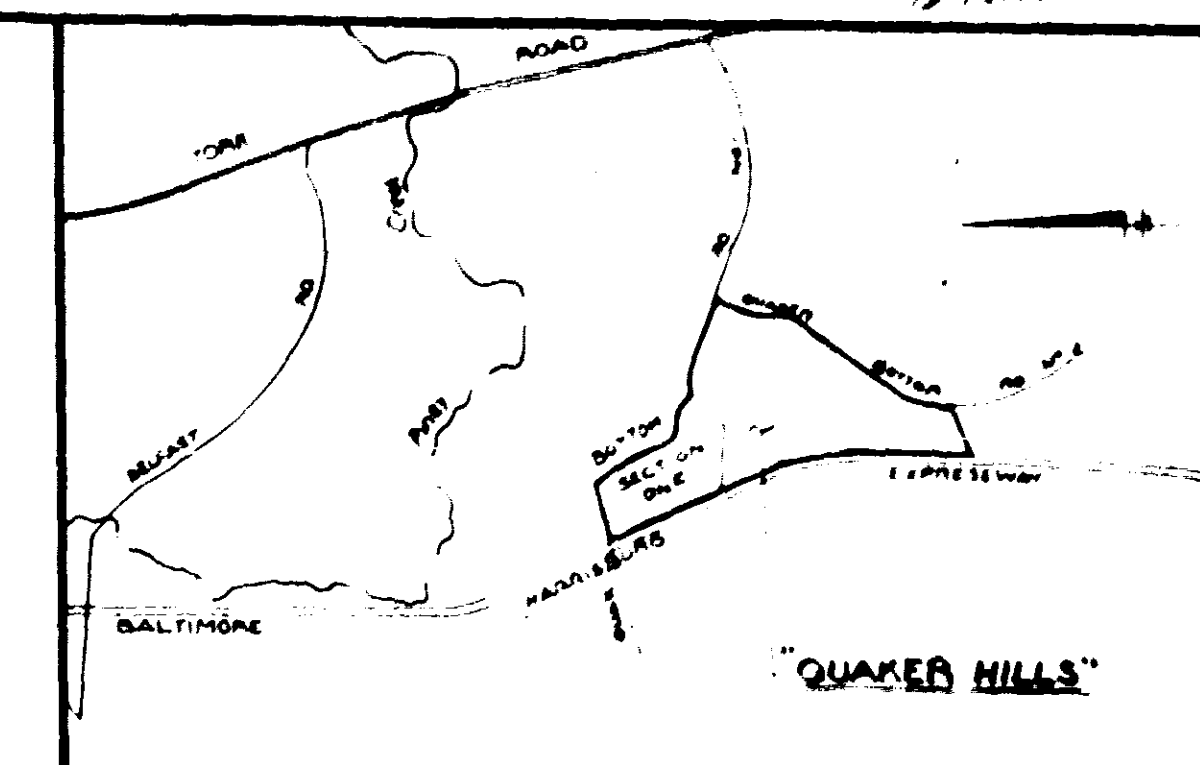
SEWER: ☒  
WATER: ☒  
Chesapeake Bay Critical Area: ☒  
Prior Zoning Hearings: none

Zoning Office USE ONLY!  
reviewed by: ITEM #: CASE:  
MTK 86



**REASON FOR FIRST AMENDMENT**  
To change the width of the Reversible Slope Easement along Quaker Bottom Road No. 1 from 25' to 10'.

Proposed Re-Alignment of Quaker Bottom Road No. 1 as established by Baltimore Co. Bureau of Engineering, (50' R/W)



**LOCATION MAP**  
Scale: 1"=2000'

**CURVE DATA**

From-to	Δ	R	L	T	Chord	
2-3	76°24'03"	450.00	615.76	367.02	N160°55'06"W	560.83
4-5	16°48'43"	450.00	132.04	66.50	S13°18'43"E	131.57
6-7	104°49'16"	60.00	109.77	77.94	S57°18'59"E	95.09
8-9	77°10'50"	30.00	121.24	71.62	S71°08'12"E	112.27
15-16	76°49'28"	435.37	596.21	356.15	S60°42'25"E	550.29
17-18	16°48'44"	425.00	124.71	62.80	S13°18'42"E	124.26
19-20	24°32'56"	65.00	36.42	18.49	S17°10'50"E	36.14

**COORDINATES**

Pt	North	East	Pt	North	East
1	6903.353	2396.687	11	5574.020	4050.082
2	6925.245	3110.134	12	5525.460	3660.668
3	6648.761	3607.311	13	5525.499	3242.584
4	6424.266	3636.721	14	6678.748	3001.079
5	6256.253	3727.015	15	6057.368	3108.770
6	5922.684	3767.665	16	6628.721	3568.638
7	5771.339	3847.695	17	6415.035	3673.496
8	5784.360	3885.738	18	6294.114	3702.106
9	5748.681	3931.383	19	5820.546	3742.754
10	5556.226	4068.005	20	5706.019	3753.430

**94-83-SPH**  
FIRST AMENDMENT

**FINAL SUBDIVISION PLAT**

**SECTION ONE**

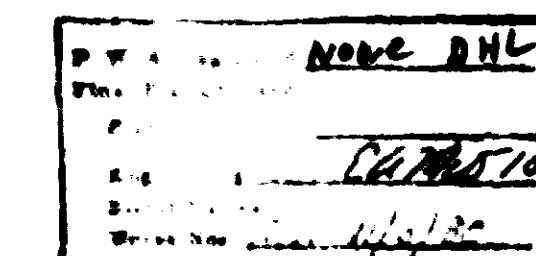
**"QUAKER HILLS"**

8TH ELECTION DISTRICT BALTIMORE COUNTY, MD.  
SCALE: 1"=100' OCTOBER 16, 1980

ENK, JK. 46 Folio 140

# 86

Filed for record  
Date: NOV 12 1980  
By: [Signature]



**GENERAL NOTES**

- For Panhandle Lots; Refuse Collection, Roadway Maintenance, and Snow Removal are provided to the junction of the Panhandle & Street R/W Line only, & not onto the Panhandle Lot Driveway.
- This subdivision is on the Loch Raven Watershed.
- Highway & Highway Widening, Slope, Drainage & Utility Easements shown hereon are reserved unto the Developer and are hereby offered for dedication to Balto County, Md. The developer, his personal representatives, & assigns, shall convey said areas, by deed, to Balto County, Md., at no cost.

**DENSITY NOTES**

- Existing Zoning
  - Gross Area
  - Roadway Dedication
  - Net Area
  - No. of Units Allowed
  - No. of Units Proposed
  - No. of Parking Spaces Req'd.
  - No. of Parking Spaces Provided
  - Average Lot Size
- P.C.-5  
21,433 Ac.  
1,380 Ac.  
20,028 Ac.  
20 ± 10 Lots  
6 Lots  
6 ± 12 Spaces  
12 Spaces  
3,338 Ac.

**NOTE:**  
This Record Plat may not be honored by Baltimore County after five (5) years from the recording date. See Baltimore County Ord. # 61-79 (Section 22-39.1).

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to the water and/or sewerage systems must be complied with prior to approval of building applications.

**SURVEYOR'S CERTIFICATE:**

I, James W. McKee, Registered Land Surveyor of the State of Maryland, do hereby certify that the land shown hereon has been laid out & the plat thereof prepared in accordance with sections of 72A to 72E, inclusive of Article 17 of the Annotated Code of Maryland, 1959 Edition, as enacted or amended by the Acts of 1945 & 1947, & subsequent acts, if any, amendatory thereto.

James W. McKee Date: 1/10

**OWNER'S CERTIFICATE:**

The requirements of Section 72A to 72D of Article 17 of the Annotated Code of Maryland, 1959 Edition, Chapter 1016 of the Acts of 1945, As amended by Chapters 84 & 788 of the Acts of 1947, and subsequent Acts, if any, amendatory thereto, so far as they concern the making of the plat & setting of markers have been complied with.

Owner of the Land shown hereon: [Signature] Date: 1/10

Approved: Baltimore County Planning Board

Date: Director

Approved: [Signature]

Date: County Health Officer

Approved: [Signature]

Date: County Roads Engineer

**NOTE:**

The Streets and/or Roads shown hereon and the mention thereof in deeds are for the purpose of description only, & the same are not intended to be dedicated to public use; the fee simple title to the beds thereof is expressly reserved in the grantors of the deed to which this plat is attached, their heirs and assigns.

**NOTE:**

The Courses & Co-ordinates shown hereon are based on assumed datum & refer to the following Traverse Stations.

NO.	NORTH	EAST
Q-1	5000.00	5000.00
Q-25	5777.84	3773.35

**McKEE, DUVAL & ASSOCIATES, INC.**

Civil Engineers & Land Surveyors

1717 York Road - Lan Lee Bldg - Lutherville, Md. 21093

Job No. 77-24 Scale: 1"=100' Engr. J.W.M. Drwn. G.C.S. Sht. No. 1 of 1

Date: 10-16-80 Des. G.C.S. Chk'd. J.W.M.